

THREE RIVERS DISTRICT COUNCIL

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): SECTION 70

Mr David Chalmers
32 Jocelyn Road
Richmond
Surrey
TW9 2TH

Our Ref : 10/0118/DIS
Your Ref :
Date : 27th August 2010
Contact : Laurence Moore
Tel No : 01923 776611
Department : Community and Environmental Services

Dear Mr Chalmers

Town and Country Planning Act 1990

Croxley Green Watercress Farm And Fisheries, Rousebarn Lane, Croxley Green, Rickmansworth, Hertfordshire, WD3 3GG - PART RETROSPECTIVE: Addition of watercress silt pits; proposed renewal and erection of boundary fences and gates and removal of asbestos cement and their replacement with timber housing for water pump houses and processing plant.

I refer to your letter dated 29th April 2010 received in this office with the appropriate fee on 15th July 2010 regarding details pursuant to condition 10 of planning permission 09/0163/FUL for the above site.

Condition 10 Traffic Management Plan. The Highway officer has made the following comments which require further information to be submitted by you before the Local Planning Authority is able to confirm if the details are acceptable.

Condition 10 (traffic management plan) requires 'Within 2 months from the date of this permission a traffic management plan shall be submitted for approval and the plan should include details of the amount, type and times of deliveries and collection to and from the site. The traffic management plan shall also include details for the storage and collection of waste recovery and recycling facilities. The Plan shall thereafter be implemented in accordance with the approved details' The Plan indicates 20 bales will be delivered annually and they will be delivered 4 bales at a time. This will result in 5 deliveries annually which is unlikely to result in a significant impact on the safety and operation of the adjacent highway.

It is noted the permit parking for the fishing club has been discontinued and the gate lock is now changed at regular intervals therefore only current members have the correct key. This controls unauthorised parking in the car park.

The Plan indicates for product processing there will be 11 employees (5 full time & 6 part time) and these are the same employees for the farming. The Plan indicates there are 4 planned maintenance and repair weeks per year.

Materials required for maintenance and operation will be associated with the arrival of employees at the start of day and the collection of waste will be associated with the departure of employees at the end of day. As the delivery of materials and the collection of waste will be carried out by employees arriving and departing the site it is considered it will not therefore result in a material net increase in traffic flow.


The Plan indicates up to 200kg of packaging materials will be delivered and up to 400kg of packaged or 800kg of processed watercress will be despatched by boat (over 200kg) or by car (under 200kg). It is indicated there will be a weekly delivery of packaging materials by workers arriving at the start of day and, when fully operational, a daily collection of packaged watercress associated with the departure of employees at the end of day. If it is intended that employees arriving at the start and departing at the end of the day will also bring materials and remove waste and packaged watercress there is unlikely to be a significant increase in traffic movements.

I would however be grateful if you could confirm you are confident the operation of the site can be adequately controlled to work in this manner and not result in separate delivery or collection of materials. How it is intended to make staff and visitors aware of more sustainable modes of travel (walking, cycling, public transport) other than the car. The Plan indicates jobs will be advertised locally to attract people living close by, secure waterproof cycle storage will be provided and showers/changing areas will be provided. The location and layout of the cycle storage and showers/changing areas are not shown. Details of these facilities should be shown so the LPA can ensure they are to an acceptable standard.

Please also refer to my dated 2nd September 2009 when it was confirmed that the details submitted pursuant to conditions 2, 3, 6, 7 & 8 are acceptable and I trust that the approved details will be implemented accordingly

Please can you submit this information as soon as possible. For the time being condition 10 remains outstanding.

Yours sincerely


Geof Mugeridge
Head of Development Management and Environmental Health

32 Jocelyn Road
Richmond
Surrey
TW9 2TH


29 April 2010

Dear Geoff Muggeridge,

Title: Document 49-v001 : Discharge of Conditions for Croxley Green Watercress Farm and Fisheries, WD3 3GG
Ref: Planning ref 09/0163/FUL

In response to your return of letter I attach a cheque for £85, the previous correspondence, and request that you provide advice on how to answer the queries and remove condition 10 if it has not been answered by document 46-v001.

Regards


David Chalmers

Geoff Muggeridge
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Three Rivers House
Northway
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